



THE
A-TEAM

**RE/MAX
FIRST**

8 KAUTZ Close, Lyalta T0J1Y1

MLS® #: **A2184725** Area: **Lakes of Muirfield** Listing Date: **01/16/25** List Price: **\$1,249,900**
Status: **Active** County: **Wheatland County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Lyalta**
Year Built: **2022**
Lot Information
Lot Sz Ar: **43,995 sqft**
Lot Shape: **117 x 381 ft**

Finished Floor Area

Abv Sqft: **1,916**
Low Sqft:
Ttl Sqft: **1,916**

DOM

97
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **8**
Garage Sz: **3**

Access:
Lot Feat:

Park Feat:

Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Front Yard,Fruit Trees/Shrub(s),Garden,Landscaped,Lawn,Low Maintenance Landscape,No Neighbours Behind,Street Lighting Additional Parking,Aggregate,Driveway,Front Drive,Garage Door Opener,Heated Garage,Insulated,Oversized,Triple Garage Attached,Workshop in Garage
Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,In Floor,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Fire Pit,Garden,Rain Barrel/Cistern(s)**

Construction: **Cement Fiber Board,Wood Frame**
Flooring: **Ceramic Tile,Hardwood,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Garburator,Gas Dryer,Gas Range,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer,Water Softener**
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Steam Room,Stone Counters,Storage,Tankless Hot Water,Walk-In Closet(s),Wired for Data**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	4`11" x 8`11"
Bedroom	Main	13`3" x 10`7"
Walk-In Closet	Main	7`11" x 8`11"
Kitchen	Main	11`9" x 19`1"
Laundry	Main	9`4" x 7`9"
4pc Bathroom	Basement	8`3" x 4`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Ensuite bath	Main	13`3" x 8`8"
Bedroom - Primary	Main	13`3" x 13`5"
Foyer	Main	7`7" x 7`5"
Dining Room	Main	11`7" x 7`5"
Living Room	Main	19`6" x 21`7"
Bedroom	Basement	11`9" x 12`10"

Bedroom
Furnace/Utility Room

Basement
Basement

11`9" x 11`1"
46`7" x 20`11"

Game Room
Mud Room
Legal/Tax/Financial

Basement
Main

32`4" x 20`10"
8`9" x 16`6"

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

2211277

Remarks

Pub Rmks:

You will love this 1916 sq ft, four-bedroom bungalow set on a sprawling one-acre lot in the Lakes of Muirfield, a picturesque golf course community. Boasting stunning views of wide-open spaces and incredible sunrises and sunsets. Inside, the main floor features a spacious, open-concept layout with large windows that flood the space with natural light. The dining room, living room, and kitchen flow seamlessly into one another, creating a perfect environment for both relaxation and entertaining. The gourmet kitchen is designed for both functionality and style, featuring premium finishes, an extended waterfall central island, and high-end appliances, including a fridge with an internal water dispenser, a dual-fuel five-burner range, and a noiseless paneled dishwasher. You'll also appreciate the walk-in pantry with custom shelves, a coffee station, and the walk-in mudroom with built-in lockers conveniently located off the garage. Two generously sized bedrooms are located on the main floor. The luxurious primary suite includes a spa-inspired ensuite with a steam shower, heated floors, and a walk-through closet that also features heated floors. The ensuite connects to the laundry room, complete with a full-sized washer, gas dryer, and extra cupboards for added convenience. The second bedroom is bright and spacious, with a good-sized closet and easy access to a full bathroom. The entire main floor is finished with engineered hardwood and tile (no carpet), ensuring elegance and durability. The fully finished lower level offers an additional two bedrooms, ideal for family or guests, along with a large rec room perfect for entertaining or relaxing. This level is finished with luxury vinyl flooring so no carpet anywhere in the home. A third full bathroom, plenty of storage, and a workshop area in the furnace room complete this versatile space. Additional features include central air conditioning, a whole-home water softener, an on-demand hot water heater, and a humidifier. The triple garage is a standout feature, equipped with both a gas radiant heater and a blown air heater, a dehumidifier, and an epoxy resin floor. The garage is currently split into two bays, measuring 29' x 32' and 27' x 16', providing plenty of space for vehicles, tools, and storage. Outside, the expansive composite decks in both front and plus massive backyard with a firepit, offer endless possibilities for outdoor living, from hosting summer gatherings to enjoying quiet evenings surrounded by nature. Gemstone lighting adds an elegant touch. The lot offers space beside the home to build a driveway to the backyard, allowing for the potential addition of a shop or second garage. With 40% site coverage permitted, an accessory building up to 18 feet high is possible. This home offers a lifestyle of tranquility, luxury, and access to premier golfing amenities, all while enjoying breathtaking views from your private oasis. Conveniently located just 20 minutes from Calgary and 15 minutes from Strathmore.

Inclusions:
Property Listed By:

Rain Barrel, Fire Pit
Royal LePage Benchmark

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













